

## NATIONAL PARK SERVICE

Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION  
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

## PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: FRANKLIN SQUARE: 1500 Block West Fayette Street  
 Address of property: 1525 West Fayette Street  
 City Baltimore County \_\_\_\_\_ State MD Zip Code 21223  
 Name of historic district in which property is located: Franklin Square Historic District

## Check here if request is for:

- ☐ certification (structure contributes to significance of the district)  
☐ decertification (structure does not contribute to significance of the district)  
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:  
 (see instructions for map and photograph requirements-use reverse side if necessary)

See Attached Sheets.

3. Statement of Significance:  
 (use reverse side if necessary)

See Attached Sheets.

Date of construction (if known): 1858 ☒ Original site ☐ Moved ☐ Date of alterations (if known): mid 20th

## 4. Name and Mailing Address of Owner:

Name Mr. Otis Warren, West Fayette Limited Partnership  
 Street 4300 Gelston Drive, Baltimore, MD 21229  
 City Baltimore State MD Zip Code 21229  
 Telephone number (during day): Area Code (301)945-4200

PREPARED BY: Barbara Hoff, Dalsemer, Catzen and Associates, Inc. 121 Water St., Baltimore, MD 21202 (301)837-3691  
 I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above

Signature [Signature] Date 12/2/83

Social Security Number or Taxpayer Identification Number [REDACTED]

## For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature [Signature] Date 1-7-85  
 State Historic Preservation Officer

# HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

B-3775

Name/address of Property: 1525 West Fayette Street, Baltimore, MD 21223

Name/address of Owner: Mr. Otis Warren, West Fayette Limited Partnership

4300 Gelston Drive, Baltimore, MD 21229

Telephone: (301)945-4200

Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.

121 Water Street, Baltimore, MD 21202

Telephone: (301)837-3691

## DESCRIPTION OF PHYSICAL APPEARANCE

This is an Italianate style rowhouse which illustrates the typical age, type, and architecture of residences within the Franklin Square Historic District. It is built of masonry and consists of a three story tall, three bay wide main building and a two story tall, two bay wide back building. The basic plan of the main and back buildings is rectangular, and they have shed roofs.

The building is constructed over a raised basement with a marble veneer and marble steps on the facade. The flat facade consists of painted, pressed brick in running bond. All of the window openings shorten at each floor level; they contain wood bullnose frames, and they had multi-light, wood, double hung sashes. The existing door is wooden, and the entry has wood frames and wood transoms. At the roofline there was a large, ornate wooden cornice which had modillions and dentils. In the mid 20th century, the facade received an application of formstone, which will be removed during the rehabilitation.

The interior consists of a typical Italianate plan with a single large room on the first floor of the main building and two rooms on the second and third floors above, as well as on both floors of the back building. Halls are located on the sides of the building, as is the staircase. Many of these spaces have been subdivided over time. The condition of the interior, prior to the required dismantling (see Part II, Project Summary), was extremely deteriorated due to lack of maintenance, aging of the materials, structural defects, and exposure to the elements.

HISTORIC PRESERVATION CERTIFICATION APPLICATION--PART I

Page 2

Name/address of Property: 1525 West Fayette Street, Baltimore, MD 21223Name/address of Owner: Mr. Otis Warren, West Fayette Limited Partnership4300 Gelston Drive, Baltimore, MD 21229 Telephone: (301)945-4200Prepared by: Barbara Hoff, Dalsemer, Catzen and Associates, Inc.121 Water Street, Baltimore, MD 21202 Telephone: (301)837-3691STATEMENT OF SIGNIFICANCE

This building is significant to the Franklin Square Historic District because it illustrates the typical style and character of rowhouses in this residential district. The significance of the district in general lies in the quality, volume, and integrity of similar houses, which remain today as an excellent example of a mid to late 19th century neighborhood. Because the Franklin Square district was built from c.1845 to c.1875, the housing is almost exclusively Italianate, the prevailing style of residential architecture in Baltimore during those years. The distinctive characteristics of the style include flat shed roofs, large ornate cornices, vertical proportions, flat brick facades, and -- among the more expensive houses -- ornamentation of facade openings, raised basements with marble or brownstone veneers, three story height and three bay width. The district includes excellent examples of this rowhouse style, ranging from expensive high style designs built around Franklin Square park, to inexpensive, vernacular structures built along the alleys.

The district grew as one of Baltimore's first suburbs. Nineteenth century suburbanization of the city began in response to a number of changes taking place simultaneously within the city: the rapid industrialization and commercialization of the heretofore residential city center, the influx of immigrants seeking inexpensive housing near these new industries and businesses; the establishment of the omnibus in 1844 and the horse-drawn trolley in 1859, and the creation of suburban parks (Franklin Square was the second one, created in 1839). These events produced an undesirable living environment in the urban core, and an accessible, desirable living environment on the outskirts of the city. Those who could afford to then left the inner city for the new suburban developments.

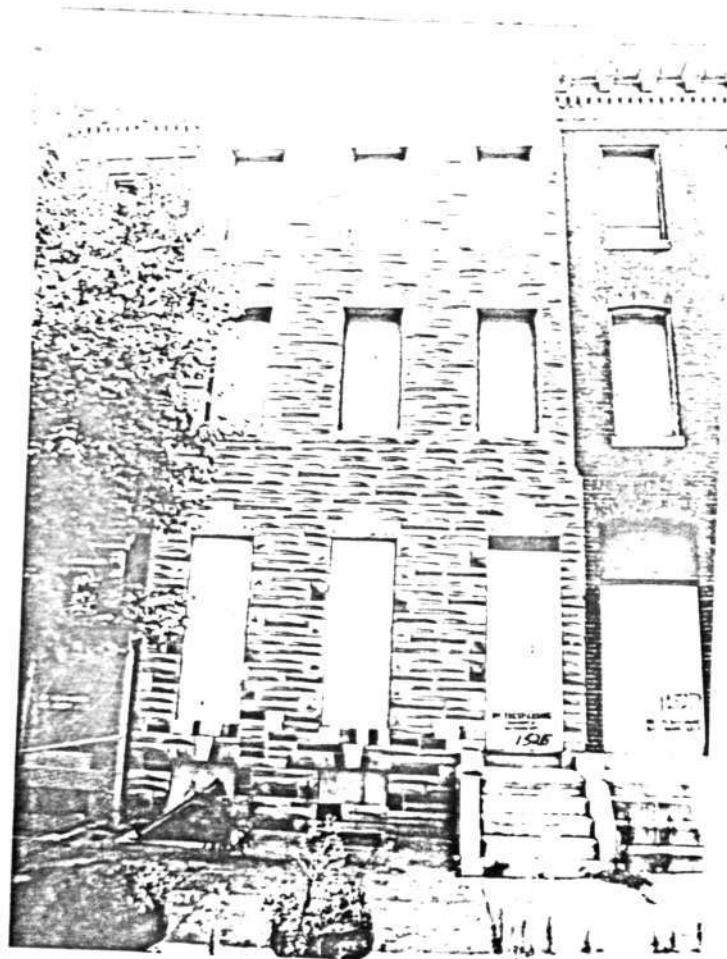
This rowhouse contributes to this district as a typical example of the middle-class Italianate houses. The flat facade, vertical proportions, shed roof and ornamentation epitomize the distinguishing elements of this architectural style. The rowhouse lies on land which comprised a part of 30 acres in West Baltimore which Samuel and James Canby of Wilmington, Delaware purchased in the late 1830's for future housing development. In 1839 the brothers donated a square of land to the city for use as a park, which became Franklin Square, and began leasing surrounding lots to builders for construction. In 1858, James Bromwell, a carpenter and contractor, with Kesler and Hays, bricklayers, began construction of the 18 dwelling row on the south side of the 1500 block of Fayette Street. A contemporary description from the Sun said:

The buildings will be uniform, three stories in height with 30 ft. depth of main building, and a mean depth of 61 ft. Of the 18 houses, 10 are 19 ft., and 8 are 18 ft. front. A parlor, dining room, and kitchen, will occupy the first floor, with a cellar beneath.

Name/address of Property: 1525 West Fayette Street, Baltimore, Maryland 21223B-3775STATEMENT OF SIGNIFICANCE

The buildings have remained residences since their construction, with the exception of 1535, which was converted into a store in the late 19th or anytime in the 20th century. After 1930, the building probably housed tenants, as did almost all of the district houses due to a great influx of poor blacks and Southern whites. Prior to the dismantling, (see Part II, Project Summary), the building still retains its original setting and location, as well as the majority of its exterior design, materials, and workmanship. Those features which have been changed on the facade will be restored during the reassembly and rehabilitation.

B-3775





B-3775  
1525 W. Fayette Street  
Block 196 Lot 013  
Baltimore City  
Baltimore West Quad.

